

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT Planning and Building	(2) MEETING DATE 9/22/2015	(3) CONTACT/PHONE Cheryl Journey, Chief Building Official/(805)781-1314	
(4) SUBJECT Hearing to consider amendments to the Building and Construction Ordinance, Title 19 of the County Code, to add new Chapter 9 entitled "Solar" which adds provisions for expedited permitting procedures for small residential rooftop solar energy systems. Exempt from CEQA. All Districts.			
(5) RECOMMENDED ACTION It is recommended that the Board adopt the ordinance in Attachment 1 and approve the proposed General Rule Exemption (Attachment 2) in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq.			
(6) FUNDING SOURCE(S) Current Budget	(7) CURRENT YEAR FINANCIAL IMPACT \$0.00	(8) ANNUAL FINANCIAL IMPACT \$0.00	(9) BUDGETED? Yes
(10) AGENDA PLACEMENT { } Consent { } Presentation {x} Hearing (Time Est. <u>30 minutes</u>) { } Board Business (Time Est. ____)			
(11) EXECUTED DOCUMENTS { } Resolutions { } Contracts {x} Ordinances { } N/A			
(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR) N/A		(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: { } 4/5 Vote Required {x} N/A	
(14) LOCATION MAP N/A	(15) BUSINESS IMPACT STATEMENT? No	(16) AGENDA ITEM HISTORY { } N/A Date: <u>9/1/2015 (Introduction)</u>	
(17) ADMINISTRATIVE OFFICE REVIEW Lisa M. Howe			
(18) SUPERVISOR DISTRICT(S) All Districts			

County of San Luis Obispo



TO: Board of Supervisors

FROM: Planning and Building / Cheryl Journey, Chief Building Official

VIA: Bill Robeson, Deputy Director, Permitting

DATE: 9/22/2015

SUBJECT: Hearing to consider amendments to the Building and Construction Ordinance, Title 19 of the County Code, to add new Chapter 9 entitled "Solar" which adds provisions for expedited permitting procedures for small residential rooftop solar energy systems. Exempt from CEQA. All Districts.

RECOMMENDATION

It is recommended that the Board adopt the ordinance in Attachment 1 and approve the proposed General Rule Exemption (Attachment 2) in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq.

DISCUSSION

At today's meeting, the Board will hold a public hearing and take final action by adopting the attached ordinance. This item was introduced on September 1, 2015. The item is now before you for final approval and adoption. The packet for this meeting consists of the materials listed as follows:

Request by the COUNTY OF SAN LUIS OBISPO to amend the Building and Construction Ordinance (Title 19 of the San Luis Obispo County Code) to add a new Chapter 9 entitled "Solar" which adds provisions for expedited permitting procedures for small residential rooftop solar energy systems.

County File Number: **LRP2015-00002**
Supervisory District: All

Assessor Parcel Number: N/A
Date Authorized: N/A

Amendments

The proposed ordinance will amend the existing Title 19 by adding a new Chapter 9, entitled: Solar. (See Attachment 1).

Section 65850.5(a) of the California Government Code provides that it is the policy of the State to promote and encourage the installation and use of solar energy systems by limiting obstacles to their use and by minimizing the permitting costs of such systems. In furtherance of that objective, Section 65850.5(g)(1) and (2) of the California Government Code requires that, on or before September 30, 2015, every city and county must adopt an ordinance that creates an expedited, streamlined permitting process for small residential rooftop solar energy systems. This requires that every city and county must adopt a checklist of all requirements that applicants shall comply with as well as a standard plan and other submittal documents necessary to be eligible for expedited review, and must publish the check list, standard plan and other permitting documents on their website. Also required is every city and county must allow for electronic submittal of permit applications and associated documents. Electronic

signatures are required to be allowed on all required forms in lieu of original wet signatures.

The County currently expedites the review of such applications by reviewing and issuing applications for roof top residential solar systems through an electronic submittal process with qualified solar contractors. Also, the County can currently accept such applications at the counter from home owners as well as contractors and complete the review and approval within three days, as required by the new State law. The County, by current process, already expedites the review of such applications meeting the requirements of Section 65850.5(g). The County has already provided on our website the required plan submittal checklist, the required standard plan, the required inspection checklist and the California Solar Permitting Guide book to assist all applicants in successfully completing the required plans and applications to submit and obtain a solar permit.

However, the County needs to adopt the ordinance mandated by Section 65850.5(g)(1) and (2). The attached ordinance is intended to satisfy that requirement. The ordinance codifies the requirements of Section 65850.5(g)(1) and (2), such as accepting and approving applications electronically, directing the County's Building Official to develop a checklist of all requirements with which small rooftop solar energy systems shall comply to be eligible for expedited review, and authorizing the Building Official to administratively approve such applications.

The County currently has all these expedited procedures in place. Adoption of this ordinance amendment will provide full compliance.

Past code adoptions by the County have included administrative and technical amendments to the construction codes to address special situations or conditions unique to the unincorporated areas of the County. This ordinance does not change previously adopted findings, nor does it require new findings.

The proposed ordinance is exempt from the California Environmental Quality Act (CEQA).

OTHER AGENCY INVOLVEMENT/IMPACT

County Counsel reviewed and approved the ordinance as to form and legal effect.

FINANCIAL CONSIDERATIONS

The ordinance amendment is covered by the current Planning and Building Department budget.

RESULTS

Adoption by your Board will result in these amendments becoming effective 30 days after adoption (October 22, 2015). Adopting these amendments to the County Code will place the County in compliance with Government Code 65850 and provide streamlined permitting for small residential rooftop solar systems. This action is consistent with the countywide goal of promoting healthy, livable and well governed communities.

ATTACHMENTS

- Attachment 1 - Ordinance for Adoption
- Attachment 2 – General Rule Exemption Form